BILL GARRETT, Davidson County
Trans:T20140065064 DEEDQC
Recvd: 09/02/14 16:08 4 pgs
Fees:22.00 Taxes:0.00
20140902-0080084

THIS INSTRUMENT PREPARED BY:
W. Warner McNeilly, III
Watkins & McNeilly, PLLC
214 Second Ave. North, Suite 300
Nashville, TN 37201-1638
(615) 255-2191

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL ID #S:
CHRISTINE P. BROWNING, TRUSTEE 4400 Belmont Park Terrace #179 Nashville, TN 37215	SAME	Par 1: 131030B17900CO Par 2: 142050A14200CO

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this Transfer is One Dollar ($1.00).

Christine P. Browning
CHRISTINE P. BROWNING, Trustee

SUBSCRIBED AND SWORN to before me, Brittany Nelson, by CHRISTINE P. BROWNING, Trustee of the CHRISTINE P. BROWNING REVOCABLE TRUST, dated August 29, 2014, this 29 day of August, 2014.

BRITTANY NELSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires JAN. 9, 2018

Brittany Nelson
Notary Public
My Commission Expires: Jan. 9, 2018

FOR AND IN CONSIDERATION of One Dollar ($1.00), I, CHRISTINE P. BROWNING, do hereby quitclaim and by these presents do transfer and convey all of my right, title and interest in certain parcels of real estate in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference unto CHRISTINE P. BROWNING, TRUSTEE of the CHRISTINE P. BROWNING REVOCABLE TRUST dated August 29, 2014, her successors and assigns.

Said property is conveyed subject to all limitations, restrictions and encumbrances as may affect the premises, including but not limited to those listed on Exhibit A.

WITNESS my hand this 29 day of August, 2014.

CHRISTINE P. BROWNING

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Brittany Nelson, of said county, CHRISTINE P. BROWNING, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, this 29 day of AUGUST, 2014.

NOTARY PUBLIC

My Commission Expires:
Jan. 9, 2018

BRITTANY NELSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 9, 2018

EXHIBIT A

Tract #1 Parcel ID#131030B17900CO

Land in Davidson County, Tennessee, being Unit No. 179 on the Plan of Section Four Arden Place, as of record in Plat Book 4955, page 5, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

This conveyance is made subject to:

1. State and County taxes for the year 2010, having prorated and assumed by the Grantee.

2. Declaration of Covenants, Conditions and Restrictions for Arden Place of record in Book 4754, page 455, amended in Book 4819, page 564, Book 4916, page 277, Book 5019, page 942, Book 5091, page 66, Book 5129, page 120, Book 5163, page 384, Book 5231, page 375, Book 5351, page 592, Book 5514, page 636 and Instrument No. 20070816-009825, Register's Office for Davidson County, Tennessee, (omitting therefrom any covenants, conditions or restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the covenants, conditions or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap, but does not discriminate against handicapped persons).

3. Charter of Incorporation of Arden Place Homeowners Association of record in Book 4749, page 634, Register's Office for Davidson County, Tennessee.

4. All matters appearing on the Plan of record as Book 4955, page 5, Register's Office for Davidson County, Tennessee.

5. Boundary Line Declaration recorded in Book 8813, page 398, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to CHRISTINE P. BROWNING by deed of record in Instrument No. 20100927-0076604, Register's Office for Davidson County, Tennessee.

The property address is 4400 Belmont Park Terrace #179, Nashville, TN 37215.

Tract #2 Parcel ID# 131030B17900CO

Unit No. X-4, together with the carport designated No. X-4-C, in River Plantation Section Two, A Condominium, a Horizontal Property Regime, located on Plantation Court, Nashville, Davidson County, Tennessee as shown on the plat of River Plantations, Section Two Condominium apartments, recorded in Book 4460, Pages 136 & 137, of the Register's Office for Davidson County, Tennessee, and described in a Master Deed, recorded in Book 4661, page 374, of the Register's Office for Davidson County, Tennessee to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the property, apartments, co-owners, and tenants of River Plantation, Section Two, Condominium Apartments, contained in the Master Deed and the By-Laws appended thereto, recorded in Book 4661, page 374, of the Register's Office of Davidson County, Tennessee, are incorporated in this deed by reference and made a part hereof the same as though copied herein. Also incorporated herein are the amended by-laws of record in Book 4691, Page 906, at said Register's Office.

Being the same property devised to CHRISTINE P. BROWNING by LILLIAN P. FORD by her Last Will and Testament duly probated in the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 12P-1632 and documented by Executor's Quitclaim Deed of record in Instrument No. 20121121-0107672, R.O.D.C.

The property address is 608 Plantation Court, Nashville, TN 37221.